

028.A

0003

0035.E

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
398,900 / 398,900
398,900 / 398,900
398,900 / 398,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	SANTORO JASON A	Unit #:	35
Owner 2:			
Owner 3:			
Street 1:	51 LAKEVIEW TER		
Street 2:			

Twn/City: WALTHAM

St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02451		Type:	

PREVIOUS OWNER

Owner 1:	215 MASS AVE CONDO LLC -
Owner 2:	-
Street 1:	30 SLADE STREET
Twn/City:	BELMONT
St/Prov:	MA
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1966, having primarily Brick Exterior and 658 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7318																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	398,900			398,900		316460
							GIS Ref
							GIS Ref
							Insp Date
							11/30/17

PREVIOUS ASSESSMENT		Parcel ID		028.A-0003-0035.E		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	398,900	0	.	398,900	398,900
2021	102	FV	393,300	0	.	393,300	393,300
2020	102	FV	382,300	0	.	382,300	382,300
2019	102	FV	328,300	0	.	328,300	328,300
2018	102	FV	292,300	0	.	292,300	292,300
2017	102	FV	272,200	0	.	272,200	272,200
2016	102	FV	256,300	0	.	256,300	256,300

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
215 MASS AVE CO	65859-95		8/4/2015		294,000
215 MASS AVE CO	63536-34		4/28/2014		No No

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
10/15/2019		Mail Update	MM Mary M
11/30/2017		Measured	DGM D Mann
1/22/2015		NEW CONDO	PC PHIL C

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																		
Type: 7	- Condo Garden			Full Bath: 1	Rating: Very Good			RESIDENTIAL GRID				UnSketched SubAreas: GLA: 658,																																																																																																																		
Sty Ht: 1	- 1 Story			A Bath:	Rating:																																																																																																																									
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																																									
Foundation: 1	- Concrete			A 3QBth:	Rating:																																																																																																																									
Frame: 2	- Steel			1/2 Bath:	Rating:																																																																																																																									
Prime Wall: 7	- Brick			A HBth:	Rating:																																																																																																																									
Sec Wall:				OthrFix:	Rating:																																																																																																																									
Roof Struct: 4	- Flat																																																																																																																													
Roof Cover: 4	- Tar & Gravel																																																																																																																													
Color: BRICK																																																																																																																														
View / Desir:																																																																																																																														
GENERAL INFORMATION				OTHER FEATURES				CONDO INFORMATION				REMODELING				RES BREAKDOWN																																																																																																														
Grade: C	- Average			Kits: 1	Rating: Good			Location:				FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																																							
Year Blt: 1966	Eff Yr Blt:			A Kits:	Rating:			Total Units:				<table border="1"> <tr> <td>1st Res Grid</td><td>Desc:</td><td>Line 1</td><td># Units</td><td>1</td> </tr> <tr> <td>Level</td><td>FY</td><td>LR</td><td>DR</td><td>D</td><td>K</td><td>FR</td><td>RR</td><td>BR</td><td>FB</td><td>HB</td><td>L</td><td>O</td> </tr> <tr> <td>Other</td><td colspan="12"></td> </tr> <tr> <td>Upper</td><td colspan="12"></td> </tr> <tr> <td>Lvl 2</td><td colspan="12"></td> </tr> <tr> <td>Lvl 1</td><td colspan="12"></td> </tr> <tr> <td>Lower</td><td colspan="12"></td> </tr> <tr> <td>Totals</td><td>RMs:</td><td>3</td><td>BRs:</td><td>1</td><td>Baths:</td><td>1</td><td>HB</td><td colspan="12"></td> </tr> </table>												1st Res Grid	Desc:	Line 1	# Units	1	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	Other													Upper													Lvl 2													Lvl 1													Lower													Totals	RMs:	3	BRs:	1	Baths:	1	HB												
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INTERIOR INFORMATION				DEPRECIATION				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL																																																																																																										
Avg Ht/FL: 10				Phys Cond: GV	- Good-VG			19. %					Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten																																																																																																
Prim Int Wal 6	- Average			Functional:				%												GLA	Gross Liv Ar	658	470.230	309,412																																																																																																						
Sec Int Wall:				Economic:				%																																																																																																																						
Partition: T	- Typical			Special:				%																																																																																																																						
Prim Floors: 3	- Hardwood			Override:				%																																																																																																																						
Sec Floors: 4	- Carpet			Total:	19.9 %																																																																																																																									
Bsmnt Flr: 3	- Hardwood				Basic \$ / SQ: 325.00																																																																																																																									
Subfloor:					Size Adj.: 1.41185403																																																																																																																									
Bsmnt Gar:					Const Adj.: 1.02479637																																																																																																																									
Electric: 3	- Typical				Adj \$ / SQ: 470.230																																																																																																																									
Insulation: 2	- Typical				Other Features: 34000																																																																																																																									
Int vs Ext: S					Grade Factor: 1.00																																																																																																																									
Heat Fuel: 2	- Gas				NBHD Inf: 1.45000005																																																																																																																									
Heat Type: 3	- Forced H/W				NBHD Mod:																																																																																																																									
# Heat Sys: 1					LUC Factor: 1.00																																																																																																																									
% Heated: 100					Adj Total: 497947																																																																																																																									
Solar HW: NO	Central Vac: NO				Depreciation: 99091																																																																																																																									
% Com Wal	% Sprinkled 0				Depreciated Total: 398855																																																																																																																									
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:	IMAGE																																																																																																									
SPEC FEATURES/YARD ITEMS																PARCEL ID 028.A-0003-0035.E																																																																																																														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc																																																																																																												
More: N	Total Yard Items:				Total Special Features:									Total:																																																																																																																